



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**430 Cottageclub Cove**  
**Rural Rocky View County, Alberta**

**MLS # A2202942**

**\$385,000**

**Division:** Cottage Club at Ghost Lake

**Lot Size:** 0.17 Acre

**Lot Feat:** Treed

**By Town:** Cochrane

**LLD:** 13-26-6-W5

**Zoning:** R1

**Water:** None

**Sewer:** None

**Utilities:** -



For more information, please click the "More Information" button. Imagine living adjacent to the stunning Ghost Lake, with the majestic Rockies, Canmore, and Banff just a short drive away. This exceptional property offers walkout basement development potential, making it a prime opportunity for those looking to create their dream home in an idyllic setting. The lot is perfectly suited for a south-facing house, offering uninterrupted mountain views and an abundance of sunshine. Each day, you'll wake up to the breathtaking vistas of the Rockies, providing a serene and inspiring backdrop to your everyday life. The 200 m walk to Ghost Lake ensures that you can enjoy a variety of outdoor activities all year round. Whether it's boating, fishing, or simply soaking in the natural beauty of the area, you'll find endless opportunities to connect with nature right at your doorstep. Additionally, the close proximity to Canmore and Banff means you can easily access world-class amenities, including ski resorts, hiking trails, fine dining, and boutique shopping. These vibrant towns offer a perfect blend of adventure and luxury, making this property not only a haven of tranquility but also a gateway to some of the best recreational and cultural experiences. The potential for a walkout basement adds significant value to the property, allowing you to expand your living space and create a custom home that meets your specific needs. Whether you envision a cozy family retreat, a stylish modern residence, or a spacious entertainment area, the possibilities are endless.